



PLANNING COMMISSION
CITY OF FREDERICKSBURG, VIRGINIA
WORKSESSION
January 8, 2014
6:00 P.M.
City Hall, 2nd Floor Conference room

AGENDA

CALL TO ORDER

DISCUSSION ITEMS

1. **UDOTA2013-02: Unified Development Ordinance (UDO) Text Amendment:
To amend the City's Unified Development Ordinance:**

UDO Article 3 – Zoning Districts

Chesapeake Bay Preservation Overlay Zoning

Reorganize the City's Bay preservation regulations to track Virginia Chesapeake Bay Regulations and specifically delete a provision limiting development to 70% of any site in the Chesapeake Bay Resource Management Area, Resource Protection Area, or Intensely Developed Area and add provisions limiting roads & driveways and nonconforming uses and structures in these Areas.

UDO Article 5- Development Standards

Off-street parking

Delete the 100% exemption for all off-street parking requirements for the rehabilitation or re-use of an historic building and, for a change of use, delete the exemption from providing additional on-site parking spaces beyond those that existed prior to the change. Add text to the Alternative Parking Plan section to allow the Zoning Administrator to waive up to 30% of required parking for uses in historic structures.

Private Street Access

Allow commercial, industrial, or planned development to be accessed by a driveway (not built to public street standards) through a parking area or across a property. As written, the UDO states that medium and high density residential, commercial, industrial, and planned development may be served by a private street (built to public street standards); this amendment allows non-residential uses to be access via easements over driveways.

UDO Article 6 – Nonconformities

Add references in these sections to also address non-conforming structures and uses in areas covered by the Chesapeake Bay and Wetlands regulations.

UDO Article 8 - Definitions and Interpretations

Restate the definition of term 'Intensively Developed Area (IDA)' so as to follow Virginia Chesapeake Bay regulations and be consistent in format with the definitions for the terms 'Resource Protection' and 'Resource Management Areas' provided for in Chesapeake Bay regulations. The criteria currently in the definition are moved to the overlay district regulations in Article 3.

2. **Rezoning in the area of the Mill District of the Princess Anne Corridor**
Discussion of a request by Commissioner Whelan to rezone parcels in the Mill District of the Princess Anne Corridor and parcels adjacent to the Mill District that front on Caroline Street from Commercial-Highway (C-H), to Planned Development-Mixed Use (PD-MU).
3. **Special Exceptions**
Discussion to determine whether to eliminate or limit to specific zoning districts the use of Special Exceptions for land development projects.
4. **2007 Comprehensive Plan Update**
 Discussion of issues to be addressed at joint work session with City Council and Economic Development Authority on January 24th of 2014
5. **Planning Commission Procedures**